CM13.4. Uiver International Museum of Flight Report

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CONFIDENTIAL	No		
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Purpose of Report

The purpose of this report is to present the Uiver International Museum of Flight concept design consultant's report and associated costings to Council.

Background

At the Council Meeting on 26 August 2019, Council resolved the following:

a. That Council invite tenders (expressions of interest) from suitably qualified and experienced architectural firms to prepare a feasibility study (concept designs) for the development of a high-level Uiver International Museum of Flight in or about an area covered by Belbridge Hague, the laneway between Belbridges and the Library Museum and the Retro Lane Cafe, and specifically but not exclusively including the following:
   - Urban Site Analysis;
   - Design Narrative;
   - Concept Floor Plan;
   - Section Diagram;
   - Exploded Axonometric Diagram (if required);
   - Design Reference Images;
   - x2 Hero Renders;
   - Schedule of Areas; and
   - Interface between the existing LibraryMuseum and the northern boundary of the proposed museum.

b. The budget is anticipated to not exceed $15,500;
c. Minimal or no grass area of QEII Square will be consumed; and
d. The Retro Lane Cafe may be relocated to a point elsewhere within the museum.

A request for Expressions of Interest in this project was distributed to four architectural firms on 4 October 2019. The project scope included the requirements of the Council resolution and the following additional requirements:

- A written report to accompany the above;
- That cost estimates for both detailed design stage and construction phase should be incorporated in the report; and

- The report should also include the cost implications of moving the Retro Lane Café into the museum.

Conforming proposals were received from two architectural firms with Peddle Thorp Architects engaged to undertake the consultancy, for a fee of $15,500.

A report detailing the Urban Site Analysis stage of the project was considered by Council on 10 February 2020. This report was slightly amended, following the direction provided by Council at this meeting (Attachment 1).

Council resolved to:

a. Instruct Peddle Thorp to complete the project in accordance with the resolution of Council at its meeting of 26 August 2019; and
b. Prioritise a review of the Cultural Precinct Masterplan 2020/2021 concurrent with the Albury and Lavington CBD Masterplan review, such review to include immediate discussions with the Diocese of Wangaratta and Belbridge Hague with respect to any plans, concepts or ideas relating to properties owned by those parties.

Issues

A budget allocation for the review of the Cultural Precinct Masterplan has been incorporated in the draft budget for 2020/21.

In April 2020 Peddle Thorp submitted a concept design report for the Uiver Flight Museum (Attachment 2) incorporating:

- A Design Narrative;
- Concept Floor Plan;
- Section Diagram;
- Exploded Axonometric Diagram;
- Design Reference Images;
- x2 Hero Renders;
- Schedule of Areas; and
- A description of the interface between the existing LibraryMuseum and the northern boundary of the proposed museum.

The Facility as designed by Peddle Thorp includes:

- Historical Aviation Museum;
- Uiver Exhibition Hall;
- Immersive Educational Theatre Space;
- Museum Shop and Café; and
- Community Multifunction Space and Theatre.

As the brief required, the report incorporates cost estimates for building construction and the cost implications of moving Retro Lane Cafe. These estimates have been supplied by RLB Quantity Surveying.

Overall proposed building costs are based on 1,900sqm GFA and a construction rate range between $6,500 - $7,500 per sqm, with a subsequent high-level build cost estimate between $12,380,000 - $14,280,000.

The cost implications of moving Retro Lane Café into the Uiver Museum include demolition costs of the current café, estimated at $100,000, and construction costs. Construction costs are estimated at $942,500, as part of the overall Museum build cost. If replicating the current Retro Lane Café size and inclusions (350 sqm x $6,500 per sqm), the cost is estimated at $2,275,000.

Peddle Thorp have provided a confidential fee proposal for architectural fees for detailed design and construction of the facility.

Risk

- Business Risk – Peddle Thorpe had previously indicated concerns about progressing with the project as per the original scope, without a more holistic approach to the concept of a Uiver International Museum of Flight being incorporated into a review of the Cultural Precinct Masterplan. The project was placed on hold awaiting further direction from Council. This was provided at the 10 February 2020 Council meeting with the resolution to instruct Peddle Thorp to complete the project in accordance with the original resolution of Council, and to prioritise a review of the Cultural Precinct Masterplan in 2020/2021, concurrent with the Albury and Lavington CBD review.
- Corporate Risk – Consultation by Peddle Thorp indicated that there is likely to be strong negative community reaction regarding this project. This has been addressed by the Council decision to prioritise a review of the Cultural Precinct Masterplan, which would include widespread community consultation.
- WHS and Public Risk – No impact at this stage.
- Environmental Risk – The current investigations do not present any immediate environmental risks. Any future development within the Cultural Precinct may impact on the built and natural environment and accordingly the environmental risk will be considered.
- Delivery Program Risk – This project was not incorporated into the adopted 2019/20 One Year Operational Plan, rather funding was allocated by way of quarterly budget review following the resolution of Council. No funding for the development of an Uiver International Museum of Flight is incorporated into the draft Four Year Delivery Program or Long Term Financial Plan. The additional funding for consultation to provide more detailed information to the contractor was drawn from the LibraryMuseum operating budget.

Community Engagement

In December 2019, Peddle Thorp consultants completed a site visit to Albury and undertook stakeholder consultation as part of the urban analysis element of the project. The consultation was documented in the Urban Site Analysis Report initially submitted by Peddle Thorp in January 2020 and

considered at the Council Meeting on 10 February 2020, with subsequent minor amendments made to the report (Attachment 1).

The planned review of the Cultural Precinct Masterplan in 2020/21 provides an opportunity to gain feedback from the community and key stakeholders on the impact of the concept plans on the Precinct.

Options

1. That Council receives and notes the report by consultants Peddle Thorp Architects on the Uiver International Museum of Flight; or
   Not recommended

2. That Council:

   a. Receives and notes the report by consultants Peddle Thorp Architects on the Uiver International Museum of Flight; and
   b. Gains feedback from the community and key stakeholders on the impact of the concept plans in the review of the Cultural Precinct Masterplan in 2020/21.

   Recommended

Conclusion

Peddle Thorp Architects were engaged by Council to develop concept designs for an Uiver International Museum of Flight in Kiewa Street – in or about an area covered by the Belbridge Hague Offices, the laneway between Belbridge Hague and the Albury LibraryMuseum and Retro Lane Café.

The consultant architects have completed the project and submitted reports detailing the Urban Site Analysis stage of the project and concept designs for the Uiver International Museum of Flight, which incorporates cost estimates for building construction and cost implications of moving Retro Lane Café into the Museum. A fee proposal for the architectural fees for detailed design and construction of the facility has also been submitted.

The planned review of the Cultural Precinct Masterplan in 2020/21 provides an opportunity to gain feedback from the community and key stakeholders on the concept plans.

Recommendation

That Council:

a. Receives and notes the report by consultants Peddle Thorp Architects on the Uiver International Museum of Flight; and
b. Gains feedback from the community and key stakeholders on the impact of the concept plans in the review of the Cultural Precinct Masterplan in 2020/21.

Attachments

1. Peddle Thorp Uiver Museum urban site analysis report. (DOC20/51730)
2. Peddle Thorp Uiver Museum concept design report. (DOC20/53449)